



**CEQA and COASTAL DETERMINATIONS  
and  
NOTICE OF APPROVAL**

Project: Dock Replacement by Thad J. Call Trust at Silver Strand South  
Location: 3 The Point, Coronado, CA 92118  
Parcel No.: 047-004  
Project No.: 2019-069  
Applicant: Robert Mooney, Vice President, Marine Taxonomic Services, 920 Rancheros Drive, Suite F-1, San Marcos, CA 92069  
Date Approved: September 18, 2019

**PROJECT DESCRIPTION**

The proposed project would involve removal and replacement of two concrete dock structures by Thad J. Call Trust (Applicant) in the City of Coronado, California. Work to specifically complete the proposed project would involve the removal of two existing concrete docks and installation of two wooden docks in the same location as existing to replace aging infrastructure at the site. The existing dock structures and gangways would be removed using a crane that would be staged at the Grand Caribe Causeway. The new docks and gangways would have the same size and water coverage of 1,819 square feet (see Table 1, below). The docks would be assembled at an offsite location and loaded into the water via the Chula Vista launch ramp; delivery of the docks and gangway components would require approximately three (3) vehicle trips and two (2) motorboat trips. Construction of the proposed project is anticipated to occur in the fall of 2019 and would take approximately one (1) month to complete.

Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. Therefore, impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Additionally, the Applicant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater. Furthermore, the removal and replacement of docks, concrete floats, and associated facilities would not result in any increase in overwater coverage or shading (see Table 1 below).

**Table 1. Project Features Over-Water Coverage Comparison**

<b>Project Component</b>	<b>Existing (sq ft)</b>	<b>Proposed (sq ft)</b>	<b>Change (sq ft)</b>
Docks	1,657	1,657	0
Gangway	162	162	0
<b>Total Overwater Coverage</b>	<b>1,819</b>	<b>1,819</b>	<b>0</b>

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

***CATEGORICAL DETERMINATION***

Categorical Exemption: SG §15302, Class 2/Section 3.b: Replacement or Reconstruction

3.b. Replacement or Reconstruction (SG § 15302) (Class 2): Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. This exemption includes, but is not limited to:

- (1) Replacement or reconstruction of mooring facilities, piles, floats, piers, wharves, marine ways, bulkhead, revetment, buoys, or similar structures where the new structure will be on essentially the same site as the structure replaced and will have substantially the same size, purpose and capacity as the structure replaced.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would consist of the replacement/reconstruction of existing docks and gangways, that would be located on the same site as the structures being replaced, and would have substantially the same purpose and capacity. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Pursuant to CEQA Guidelines Section 15062, a 35-day statute of limitations for this CEQA exemption shall apply from the date a Notice of Exemption is posted with the San Diego County Clerk, or a 180-day statute of limitations for this CEQA exemption shall apply if no Notice of Exemption is filed.

### **CALIFORNIA COASTAL ACT**

#### ***PORT MASTER PLAN CONSISTENCY***

Planning District: 8 - Silver Strand South (Precise Plan Figure 21)

Water Use Designation: Recreational Boat Berthing

The proposed project conforms to the certified Port Master Plan because it would involve replacement of two existing docks and gangways consistent with the existing certified Water use designation. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming use of the site.

#### ***CATEGORICAL DETERMINATION***

Categorical Exclusion: Section 8.b: Replacement or Reconstruction

8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- (3) Replacement, stabilization, or reconstruction of mooring facilities, floats, piers, bulkhead, revetment, shoreline protection, buoys, or similar structures.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would consist of the replacement of existing docks and gangways, that would be located essentially on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure replaced.

Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.


**CALIFORNIA PUBLIC TRUST DOCTRINE**

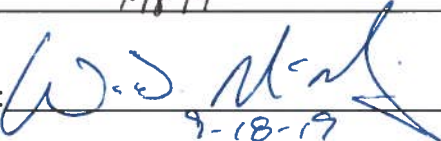
The proposed project complies with Section 87.(a)(6) of the Port Act, which allows for the establishment, improvement, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar recreational facilities, and for the construction, reconstruction, repair, maintenance, and operation of all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cafes, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas.. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

RANDA CONIGLIO  
President/CEO

Determination by:  
Michael Paul  
Assistant Planner  
Development Services

Deputy General Counsel

Signature:   
Date: 9-18-19

Signature:   
Date: 9-18-19